BLOCK 23 LOT 2
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

CONTE RONALD JOHN/MACK RACHEL L
1797 SCHOOL ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0023-0020

BUILDING CHARACTERISTICS

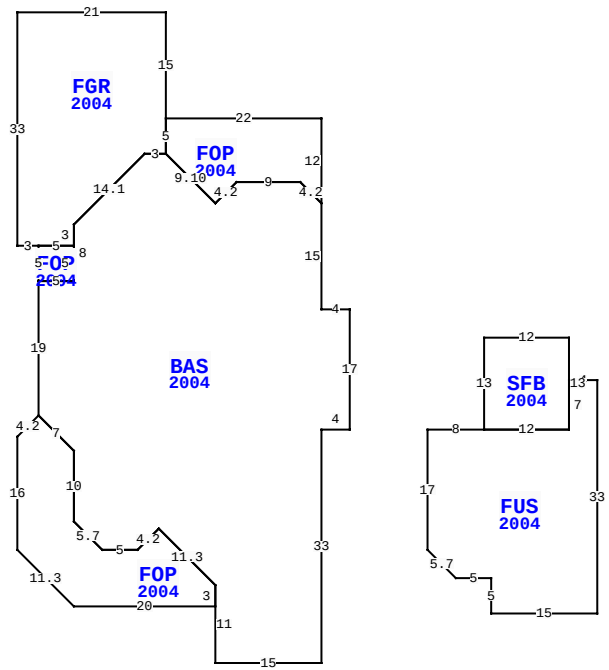
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,228	100	2,228	351,968
FGR	574	55	316	49,920
FOP	25	30	8	1,264
FOP	204	30	61	9,637
FOP	332	30	100	15,797
FUS	599	100	599	94,627
SFB	156	80	125	19,747
TOTALS	4,118		3,437	542,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,437	121.1600	172.65	593,398	2004	2004	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2018 Heated Area: 2952 HX Base Yr 2018



1797 SCHOOL ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		542,959
TOTAL MARKET OB/XF VALUE		6,893
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		729,852
SOH/AGL Deduction		166,427
ASSESSED VALUE		563,425
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		513,425
TOTAL JUST VALUE		729,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		685,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051621	GARAGE	50	04/18/2005
20042334	OTHER	1,000	12/13/2004
20040677	NEW CONSTR	239,000	07/28/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0506	7/09/2021	QC	U	I	11	100
GRANTOR: CONTE RONALD JOHN						
GRANTEE: CONTE RONALD J & RA						
2144/1897	9/05/2017	WD	Q	I	02	615,000
GRANTOR: BRITT DAVID V B & CUS						
GRANTEE: CONTE RONALD JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W22 FGR=[YR=2004] N15W21S33 E3 FOP=[YR=2004] S5 BAS=[YR=2004] S19 FOP=[YR=2004] L3 D3 S16 D8 R8 E20N3 U8 L8 L3 D3 W5 U4 L4 N10 U5 L5 $ R5 D5 S10 R4 D4 E5 U3 R3 R8 D8 S11E15 N33E4N17W4N15 L3 U3 W9 L3 D3 L7 U7 W3 D10 L10 S8W5$ E5 N5W5$ E5N3 R10 U10 E3N5$ S5 D7 R7 R3 U3 E9 D3 R3 N12$ PTR= E15 S44 FUS=[YR=2004] E8 SFB=[YR=2004] N13 E12 S13 W12 $ E12 N7 E4 S33 W15 N5W5 U4 L4 N17 $ W15N44 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	1100	VAC SYSTEM	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	24	288	
3	0825	BRICK	0	100	21	6	126.00	SF	12.50	12.50	100	2004	2004	3	96	1,512	
4	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	2004	2004	3	86	1,073	
5	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2004	2004	3	86	486	
6	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2004	2004	3	86	419	

LAND DESCRIPTION

TOTAL OB/XF 6,893

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	60.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	180,000							

REVIEW DATE 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS